

Minutes of the
Bountiful City Council Meeting
City Council Chambers
November 27, 2007 - 7:00 p.m.

Present:	Mayor:	Joe L. Johnson
	Council Members:	Barbara Holt, R. Fred Moss, Scott Myers and Tom Tolman
	City Attorney:	Russell Mahan
	City Engineer:	Paul Rowland
	Admin. Services Director:	Galen Rasmussen
	Planning Director:	Aric Jensen
	Department Repre:	Allen Johnson, Power Tom Ross, Police Jerry Wilson, Parks
	Councilmembers Elect:	Beth Holbrook John Marc Knight
	Recording Secretary:	Nancy T. Lawrence
Excused:	Councilman:	Richard Higginson
	City Manager:	Tom Hardy

Official Notice of this meeting had been given by posting a written notice of same and an Agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Deseret News, and Salt Lake Tribune.

Mayor Johnson called the meeting to order at 7:00 p.m., following which Dillon Spencer, visiting Boy Scout, led the pledge of allegiance to the flag. Councilman Myers offered the prayer/thought.

APPROVAL OF MINUTES

Minutes of the regular City Council meeting held October 23, 2007 were presented and unanimously approved as corrected on a motion made by Councilman Tolman and seconded by Councilwoman Holt. Councilpersons Holt, Myers, Moss and Tolman voted "aye"..

EXPENDITURES AND EXPENSES APPROVED

Mayor Johnson presented the Report of Expenditures and Expenses Greater than \$1,000 for the following periods, with respective totals: Summary for the Month of October, 2007 (\$5,221,485.49) and November 1 - 7, 2007 totaling \$424,053.77. The staff responded to questions, following which both reports were unanimously approved on a motion made by Councilwoman Holt and seconded by Councilman Myers. Councilpersons Holt, Moss, Myers and Tolman voted "aye".

RES. NO. 2007-07 ADOPTED RE: POLICIES FOR USE OF PARK, BOWERY AND STAGE

Mayor Johnson reviewed that the Council has previously discussed the fact that there needs to be a written policy regarding the use of park, bowery and stage facilities. Staff has prepared a proposed policy statement and it is being presented to the Council this evening for approval via adoption of Resolution No. 2007-07, entitled A RESOLUTION ADOPTING POLICIES FOR THE USE OF

1 CITY PARK, BOWERY AND STAGE FACILITIES. Discussion focused on the proposed fee schedule and
2 it was the consensus of the Council that this should be uniform for all parks. Following discussion,
3 Councilwoman Holt made a motion to adopt Res. No. 2007-07. Councilman Moss seconded the
4 motion. Continued discussion clarified that the \$100 fee be charged for the use of the stage and
5 Mr. Mahan indicated that he would amend that point in the proposed Resolution. Councilwoman
6 Holt made a motion to amend her motion to reflect this change. Councilman Moss seconded the
7 amended motion and voting was unanimous in the affirmative. Councilpersons Holt, Moss, Myers
8 and Tolman voted "aye".
9

10 **DISCUSSION ON SALE OF PROPERTY TO DAVIS COUNTY**
11 **SCHOOL DISTRICT TABLED**

12 Councilman Moss indicated that he would like more time to study the issue of selling two
13 parcels of property (located at 700 South 100 East) to the Davis County School District for homes
14 to be built by District Construction Trades classes. He made a motion to table this for two weeks.
15 Councilman Myers seconded the motion and voting was unanimous. Councilpersons Holt, Moss,
16 Myers and Tolman voted "aye".
17

18 **ORD. NO. 2007-17 ADOPTED CHANGING ZONE AT**
19 **1600 E SKYLINE DR.**

20 Mr. Jensen reviewed that the Planning Commission (at the direction of the City Council)
21 discussed and prepared written findings regarding the proposed rezone at approximately 1600 E.
22 Skyline Drive. This item has again come before the Council with the options of a) approving the
23 proposed rezone, b) denying the proposed rezone, or c) continuing the item for further discussion.
24 (Following a recommended denial by the Planning Commission, the Council had returned the item
25 to the Planning Commission for the purpose of having written findings prepared to substantiate the
26 action the Planning Commission had taken).
27

28 The proposed rezone would change the property from R-F to R-3 which would make it
29 possible to divide the property into three lots, and not limit it to one lot as it currently exists. Mr.
30 Jensen reviewed that the 9-acre parcel has a long and storied past, with numerous utilities running
31 through it, including a high pressure natural gas pipeline. He reported that approximately 14
32 people attended the hearing before the Planning Commission and he reviewed a list of the
33 comments they had made. Mr. Jensen indicated that the key issues that should be considered are
34 (1) issues related to the Master Street plan; (2) the location of the building pad on the lot as it
35 presently exists; (3) either zone would allow only single family homes and the existing adjacent
36 homes are located in the R-3 zone; (4) whether or not the amendment is necessary, in the interest
37 of the public, and is in harmony with the objectives and purposes of the zoning ordinance. He
38 concluded by stating that it is the opinion of staff that approval of the zoning map amendment
39 would be in the best interest of the City.
40

41 Discussion focused on how the area would be developed, based on the existing zone or the
42 proposed amendment. Councilwoman Holt referred to findings of the City Council as contained in
43 the proposed ordinance and noted that the items in No. 6 (extension of utilities and the road and
44 enhanced fire fighting access and erosion control) are significant in favor of approving the zone
45 change. Based on that, she made a motion to adopt Ord. No. 2007-17 entitled AN ORDINANCE
46 AMENDING THE BOUNTIFUL CITY ZONING MAP TO CHANGE THE ZONE DESIGNATION OF THE
47 PROPERTY LOCATED AT APPROXIMATELY 1600 EAST SKYLINE DRIVE IN BOUNTIFUL, UTAH, FROM

1 R-F (RESIDENTIAL FOOTHILL) TO R-3 (RESIDENTIAL SINGLE FAMILY). Councilman Tolman
2 seconded the motion.
3

4 Although this was not a public hearing, there were a number of citizens in attendance and
5 the Mayor invited them to express their feelings. Joseph Rust, Lynn Barnett, Kris Brinkerhoff,
6 Troy Thompson, Kent Whitehead, Cindy Dubois, Mary (1493 Skyline Drive), Mrs. Sarris (1446
7 Northridge Drive) and Steve Dubois all spoke in opposition to the zone amendment based on
8 concerns of zone changes in general to issues related to traffic, erosion, road design and safety.
9 However, it was noted that most issues were the same, whether the property was developed as one
10 lot or as three lots. Following a lengthy discussion, Mayor Johnson called for the vote to adopt the
11 ordinance and the motion carried by a majority. Councilpersons Holt, Moss and Tolman voted
12 "aye" and Councilman Myers did not vote.
13

14 **NOR-DEL SUBDIVISION GIVEN FINAL APPROVAL,**
15 **378 WEST 1500 SOUTH**

16 Mr. Rowland reported that Chip Nelson has requested final approval for a lot split (2 lot)
17 subdivision of the property located at 378 West 1500 South. This request has been before the
18 Planning Commission and comes to the Council with a positive recommendation, subject to the
19 following conditions:

- 20 1. Pay Storm Water Impact fee of \$1,350.30
- 21 2. Pay Checking and Recording fee of \$250.00
- 22 3. Allow proposed Lot 2 to be a double fronting lot
- 23 4. Require that proposed Lot 2 have driveway access only on west side of the property,
24 with the driveway constructed such that vehicles can drive forward onto the street
25 without a circular drive
- 26 5. Allow vehicle access from 350 West on proposed Lot 2, but not a throughway to 1500
27 South
- 28 6. Provide a current title report
29

30 Councilman Myers made a motion to grant final approval for the Nor-Del Subdivision (as
31 recommended). Councilman Moss seconded the motion and voting was unanimous with
32 Councilpersons Holt, Moss, Myers and Tolman voting "aye".
33

34 **MAIN STREET RESTAURANT MAP DISCUSSION**

35 Mr. Jensen provided each of the Council with a map of Main Street (from 400 North Street
36 to 700 South Main). The purpose of the map was to show the location of public facilities, school
37 buildings or churches and the property areas of each facility and the exiting restaurants. He noted
38 that over the past few years it had come to the attention of staff that the conditions associated with
39 granting a license to restaurant owners to sell alcoholic beverages has discouraged new businesses
40 from establishing a restaurant in the Bountiful Main Street area.
41

42 Following discussion, Mayor Johnson suggested that this item be referred to the Planning
43 Commission for further study.
44

45 **COUNCIL COMMITTEE REPORTS**

46 Mr. Rowland reported on the progress of the pond construction at the Golf Course. The
47 pond, when completed, will enhance the watering of the golf course and the whole course can be

3 Mayor Johnson noted that the Parade of Lights will be this Friday at 6 p.m. and he
4 complimented the Power Department on the work which they have done in getting Christmas lights
5 put up.

7 Councilman Tolman reported that the Family Connection Center will feature breakfast with
8 Santa on December 8th from 8 - 11 a.m.

10 The meeting adjourned at 9:13 p.m. on a motion made by Councilman Myers and seconded
11 by Councilwoman Holt.

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JOE L. JOHNSON, Mayor

21 KIM J. COLEMAN, City Recorder

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